



CITY OF CHICAGO • OFFICE OF THE MAYOR



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FULLERTON/MILWAUKEE TIF PROPOSAL WOULD EXTEND DISTRICT TERM BY THREE YEARS, HELP ADVANCE CONGRESS THEATER RESTORATION

The 24-year term of the Fullerton/Milwaukee Tax Increment Financing (TIF) district would be extended by three years under an ordinance proposed to City Council today by Mayor Brandon Johnson.

Currently set to expire at the end of 2024, the 257-acre district's new expiration date would be Dec. 31, 2027. The budget for the district, which includes portions of Fullerton, Milwaukee, and Armitage avenues in Logan Square, would increase from \$136 million to \$196.7 million.

The district amendments are intended to support the mixed-use rehabilitation of the landmark Congress Theater complex at 2135 N. Milwaukee Ave. as a live performance venue with mixed-income housing and retail uses. Approximately \$27 million in TIF support for the project, introduced to City Council in March, is pending in committee.

The amendments would also support the reconstruction of Milwaukee Avenue between Belmont Avenue and Logan Boulevard and the reconfiguration of the Logan Square traffic circle at the intersection of Milwaukee, Kedzie, and Logan.

TIF districts use new property tax growth within their boundaries to help fund improvements identified in formal redevelopment plans.

###

CITY LAND WRITE-DOWN WOULD SUPPORT NEW DANCE CENTER IN WASHINGTON PARK



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A \$15.6 million dance studio and performance space would be constructed in Washington Park through a City-owned land write-down proposed to City Council today by Mayor Brandon Johnson.

Consisting of .54 acres and located at 5339-45 S. State St., the two parcels of land would be sold to Deeply Rooted Dance Theater for \$1 each for the construction of the 33,270-square-foot Deeply Rooted Dance Center. The lots' combined value was recently appraised at approximately \$260,000.

Planned as a state-of-the-art home for Black dance, the two-story building will include dance studios and performance spaces on the ground floor and a classroom, office, and conference room on the second floor.

Established in 1996, Deeply Rooted Dance Theater reimagines and diversifies the aesthetics of contemporary dance by uniting modern, classical, American, and African American traditions in dance and storytelling. The company currently shares facilities with Ballet Chicago in the Loop.

###

LANDMARK STATUS PROPOSED FOR GREATER TABERNACLE CATHEDRAL

Greater Tabernacle Cathedral in Roseland would be designated as an official Chicago landmark under a recommendation made to City Council today by the Commission on Chicago Landmarks.

Designed by Chicago architect Solon S. Beman and located at 11300 S. Dr. Martin Luther King Drive, the Romanesque Revival-style church and attached rectory were completed in 1890 as Roseland's first English-speaking Catholic parish.

Constructed with red brick and rough-hewn Joliet limestone, the church was occupied by Holy Rosary Parish until 2008. Greater Tabernacle purchased the complex in 2016 and requested the landmark designation in 2022 as part of a comprehensive preservation plan.

The designation would protect all exterior elevations, including rooflines, of the church and the attached rectory building.

###

TAX INCENTIVE PROPOSED FOR INDUSTRIAL WAREHOUSE IN ARCHER HEIGHTS



A \$25 million industrial warehouse would be constructed in Archer Heights through a Cook County Class 6(b) property tax incentive introduced to City Council today by Mayor Brandon Johnson.

Planned for a 7.6-acre site at 4510 W. Ann Lurie Place by developer Sterling Bay, the 147,500-square-foot facility would have 20 loading bays, two drive-in doors, and an outdoor parking lot with 102 spaces. No tenants have been identified, but the project would be marketed for distribution-type uses and support 35 full-time jobs when fully occupied.

The incentive would reduce taxes on the property by approximately \$4.7 million over the next 12 years.

###

TAX INCENTIVE PROPOSED FOR COLD STORAGE FACILITY IN MCKINLEY PARK

A \$28 million cold storage facility would be constructed in McKinley Park through a Cook County Class 6(b) property tax incentive introduced to City Council today by Mayor Brandon Johnson.

Planned for the site of an obsolete industrial building at 3815 S. Ashland Ave. by Karis Real Estate, the 97,000-square-foot building would have 15 loading bays with exterior parking for 12 semi-trucks and 48 cars. No tenants have been identified, but the project would cater to increasing demand for cold storage space by online food vendors and restaurants. The facility would support up to 65 full- and part-time jobs when fully occupied.

The incentive would reduce taxes on the property by approximately \$4.1 million over the next 12 years.

###

GREEN INFRASTRUCTURE PROGRAM ADMINSTRATOR PROPOSED FOR EXTENSION

The City's Property Assessed Clean Energy (PACE) program administrator would be contracted for up to five additional years under a proposal introduced to City Council today by Mayor Brandon Johnson.

Administered by Loop-Counterpointe PACE LLC since 2018, the contract would be extended for three years starting in August with a possible two-year extension.



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PACE provides low-cost, long-term financing for energy efficiency, sustainability, and renewable energy improvements to new and existing buildings through special property tax assessments that match the useful life of the improvements.

Recent program participants include Amped Kitchens in Belmont-Cragin, which received \$4.6 million in PACE financing, and the Reserve Hotel in the Loop, which received \$21.25 million in PACE financing.

###

CITY LAND SALE WILL ENABLE \$42M MIXED-USE COMPLEX IN GRAND BOULEVARD

A \$42 million mixed-income, mixed-use apartment complex will be constructed in Grand Boulevard following a City-owned land sale approved by City Council today.

Planned for 601-21 W. 47th St. by Bella Noir LLC, the 27-unit project will be built on .63 acres of vacant City land to be sold for its appraised value of \$784,000. The project site also includes two adjacent lots already owned by the developer.

The 100,000-square-foot complex is planned to include 14,000 square feet of commercial space for a pharmacy, fitness center, medical offices, and office space for the non-profit Lyric Foundation, which provides youth scholarships for after-school education. Bella Noir is a foundation subsidiary that provides real estate development services.

The project will also include three affordable residential units for tenants earning up to 60% of the area's median income, in accordance with the City's Affordable Requirements Ordinance. Thirty-seven parking spaces will be available for building tenants and visitors.

The project is expected to create up to 250 construction jobs and 130 permanent jobs.

###

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GRANT WILL SUPPORT NEW LITTLE VILLAGE BUSINESS INCUBATOR

A 135-year-old South Lawndale building will be rehabilitated as a \$4.6 million business incubator through City financing approved by City Council today.



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Little Village Business Incubator LLC will use a \$1.7 million Neighborhood Opportunity Fund grant to rehabilitate the vacant three-story building at 3523-25 W. 26th St. as the Xquina Business Incubator. The 13,000-square-foot facility will support local entrepreneurship with shared offices, a shared commercial kitchen, a bank, a minority-owned café, and bilingual business services.

The rehabilitation project was first proposed in 2018 but was delayed to pandemic-related timing and financing issues.

The Neighborhood Opportunity Fund allocates voluntary zoning fees from downtown construction projects to support neighborhood commercial corridors in low- to moderate-income communities on the South, Southwest, and West sides. Projects with grant amounts exceeding \$250,000 require City Council approval.

###

BIRTHPLACE OF HOUSE MUSIC DESIGNATED AS CHICAGO LANDMARK

A Near West Side loft building known as the birthplace of house music was designated as an official Chicago landmark by City Council today.

The three-story structure at 206 S. Jefferson St. operated as The Warehouse dance club from 1977 to 1982, where Frankie Knuckles, the club's resident DJ, originated and popularized a style of music that drew inspiration from disco, R&B, gospel, and techno. The genre came to be known as house.

Characterized by a driving beat, emotive lyrics and lush orchestration, the sound was embraced by members of Chicago's Black and Latinx LGBTQ communities. By the end of the '80s, house music had become popular internationally.

The landmark designation protects the 113-year-old building's facade and roofline elevations from alteration or demolition.

###

EDGEWATER'S FORMER EPWORTH CHURCH DESIGNATED AS LANDMARK

The former Epworth United Methodist Church complex in Edgewater was designated as an official Chicago landmark by City Council today.

Located at 5253 N. Kenmore Ave., the complex includes a church building erected in 1891 and a three-story community house addition erected in 1930.



Considered a rare example of fieldstone architecture in Chicago, the church was designed by congregation member Frederick B. Townsend with an exterior comprised of granite boulders. Local firm Thielbar and Fugard designed the community house.

The final religious service was held in the church in 2022. Currently owned by a private company, the complex is expected to be converted to residential uses. The landmark designation protects all exterior elevations of the complex from alteration or demolition.

###

CITY FUNDINGx APPROVED FOR THREE COMMUNITY GARDENS

A trio of community gardens will be created on the Northwest, West and Far South sides through \$3 million in funding approved by City Council today.

First Nations Garden

4553-69 N. Pulaski Road, Albany Park

The \$1.1 million, .45-acre project will celebrate indigenous cultures through art, ornamental fencing, firepits, pathways, growing beds, hoop houses, and other structures. City funding will include \$350,000 in Tax Increment Financing (TIF) assistance, \$94,000 in Open Space Impact Fees (OSIF), and a \$500,000 Chicago Recovery Plan (CRP) grant. The garden site will also be sold to the NeighborSpace land trust for \$5, with garden management to be provided by the Chi-Nations Youth Council.

Eco Orchard

3024-40 W. Fifth Ave., East Garfield Park

The \$333,000, .42-acre orchard project will feature an entry arbor with a mix of fruit-producing trees and a rain garden. City funding will include a \$160,000 CRP grant and \$111,000 in OSIF. The garden site will also be sold to the NeighborSpace land trust for \$8, with garden management to be provided by the Garfield Park Community Council.

Calumet Gateway Garden

3302-26 E. 92nd St., South Chicago

The \$1.4 million, .64-acre project will include a natural playscape for the El Valor Children & Family Center with a grow area, bioswale, and native plantings. City funding will include a \$500,000 CRP grant and \$75,000 in OSIF. The garden site will also be sold to the NeighborSpace land trust for \$10, with garden management to be provided by Claretian Associates.



CRP grants are issued for projects that promote an equitable economic recovery from the COVID-19 pandemic. OSIF uses funds paid by new residential development projects to improve and expand public open spaces within the City's 77 community areas. TIF allocates property tax growth within designated districts for public and private improvement projects.

###

PORTAGE PARK CHAMBER SELECTED AS SPECIAL SERVICE AREA PROVIDER FOR SIX CORNERS

The Portage Park Chamber of Commerce will serve as the Special Service Area (SSA) service provider for the Six Corners shopping district in Portage Park under a measure approved by City Council today.

The designation of the chamber as the area's SSA provider will run through the end of 2023.

In October 2022, the Department of Planning and Development (DPD) terminated the service provider contract of the Six Corners Chamber of Commerce due to mismanagement issues. Since December, the Belmont-Central Chamber has provided temporary services, including snow plowing, litter abatement, and holiday decorations.

Founded in 1937, the Portage Park Chamber was selected from four responses to a DPD Request for Proposals (RFP) issued earlier this year for a permanent service provider for the areas. Proposals were assessed on several criteria, including completeness and specificity of the proposal, experience, capacity of the respondent, and respondent familiarity with the Six Corners area.

The SSA program strengthens neighborhood retail corridors by providing supplemental services beyond Chicago's general municipal services, such as customer attraction, public way aesthetics, business development, sustainability, and safety.

Fifty-seven SSAs exist citywide.

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